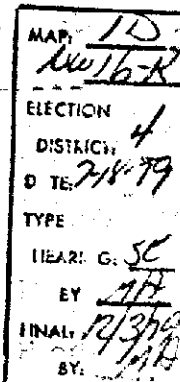


PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William J. Franklin, Jr., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... trailer...

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

William J. Franklin, Jr.
R33-0780
Legal Owner

Address: R.F.D. 3, Box 283
Reisterstown, MD 21136

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this... 16th... day of... August... 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 20th... day of... September... 1979, at 2:30 o'clock... A. M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Cockeys Mill Rd., 3150'
W of Reisterstown Rd., 4th Dist. : OF BALTIMORE COUNTY
WILLIAM J. FRANKLIN, JR., Petitioner: Case No. 80-86-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of September, 1979, a copy of the foregoing Order was mailed to Mr. William J. Franklin, Jr., Petitioner, R.F.D. 3, Box 283, Reisterstown, Maryland 21136.

John W. Hessian, III
John W. Hessian, III

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

IDCA NO. 72-75x

JUN 19 1979

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, William J. Franklin, Jr., legal owner of the property situate in Baltimore County, the property outline of which is shown on the attached map, hereby make application to file for a Special Exception in a RC-3 zone to use the herein described property for the use of a house trailer (existing)

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 7.422 ACRES DEED REF. 4636/318

GRADING: _____ % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR 56' x 12' AREA 672 sq. ft.

NUMBER OF FLOORS 1 TOTAL HEIGHT 9'

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.092

BUILDING USE

GROUND FLOOR DWELLING OTHER FLOORS _____

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 2 OTHER FLOORS _____ TOTAL 2

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: 0
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM WELL

SEWER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM SEPTIC TANK - DRY WELL

UTILITIES SECURITY APPROVAL

[Signature] 6/15/79
BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C.A. Myers
APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS 5732 Emory Road

Upperco, Md. 21155

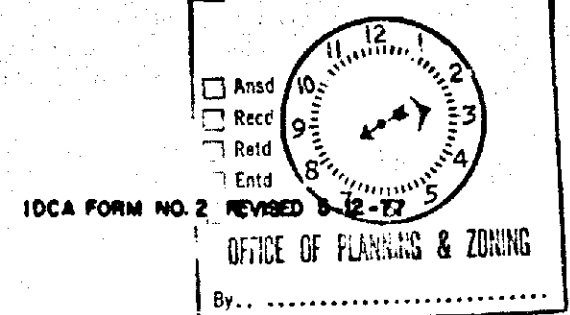
William J. Franklin, Jr.
LEGAL OWNER

ADDRESS R.F.D. 3, Box 283

Reisterstown, MD 21136

THE PLANNING BOARD HAS DETERMINED ON 8-16-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(e) OF THE BALTIMORE COUNTY CODE, 1968.

JUN 19 79 PM



John D. Seyffert
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: July 17, 1979

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	<u>Franklin Property</u>	AREA PLAN	<u>X</u>
PROJECT NUMBER:	<u>PIP NO. 79-25X</u>	PRELIMINARY PLAN	_____
LOCATION:	<u>Cockeys Mill Road</u>	TENTATIVE PLAN	_____
DISTRICT:	<u>4C3</u>	DEVELOPMENT PLAN	_____
		FINAL PLAN	_____

This application for special exception (No. 79-25X) was received by the Developers Design Approval Section on June 21, 1979, and we comment as follows:

General:

This property, referred to as Franklin Woods, was the subject of comments by the Joint Subdivision Planning Committee, August 7, 1969.

Water: (Reisterstown Fifth Zone of Water Service) Urbanizing Area
An 8-inch public water main exists in Cockeys Mill Road, approximately 500 feet easterly of this site. The Baltimore County Metropolitan District Line traverses this property, approximately as indicated. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water Plans W-15B and 16A, as amended. The Petitioner indicates present use of private onsite water supply facilities for the existing house trailer.

As this property (7.422+ acres), zoned RC-3, per Section 22-15.1(e) (3) B (1a) of Bill No. 12-77 (IDCA) is not subject to the provisions of Section 1 (e) (1) B, this project is recommended for approval.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property, which is indicated as utilizing a private onsite sewage disposal system for the existing house trailer. The Baltimore County Metropolitan District Line traverses this property, approximately as indicated. This property is within the Urban-Rural Demarcation Line in an area designated "Planned Service in 6 to 10 Years" on Baltimore County Sewerage Plans S-15B and 16A, as amended.

As this property (7.422+ acres), zoned RC-3, per Section 22-15.1(e) (3) B (1a) of Bill No. 12-77 (IDCA) is not subject to the provisions of Section 1 (e) (1) A, this project is recommended for approval.

Storm Drains: (Norris Run - Patapsco River - Liberty Reservoir - Patapsco River - Chesapeake Bay)

There are known flooding problems downstream. As the Petitioner indicates no proposed increased of onsite impervious area, there will be no additional impact downstream from the stated existing use of this property. Therefore, this project is recommended for approval. Estimated no increase of 100-year design storm runoff.

OFFICE OF
PLANNING & ZONING

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END: EAM: EWR: ss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

Date: September 13, 1979

TO: _____
FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition #80-86A, Item 18

Petition for Special Exception for a trailer
South side of Cockeys Mill Road, 3150 feet West of Reisterstown Road
Petitioner - William J. Franklin, Jr.

4th District

HEARING: Thursday, September 20, 1979 (9:30 A.M.)

This office is not opposed to the granting of this special exception for the trailer as it now exists here. The proposals for the Northwest Expressway as they will affect this site should be duly noted.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

DEPARTMENT OF TRAFFIC ENGINEERING

PIP NO. 79-25X

LOCATION: COCKEYS MILL ROAD

PIF Analysis

- Nearest Arterial Intersection REISTERSTOWN RD & WESTMINSTER PIKE
 - Level of Service
D 10/16/78
- Trip Generation from Site 1 LOT X 10 = 10 TRIPS/DAY
 - Proposed Level of Service
D
- Proposed Roads Improvements Programmed for Construction Within Next Two Years.

RECOMMENDATION

Approval: C.A. Myers

Denial: _____

Remarks:

RECEIVED

JUL 17 1979

OFFICE OF
PLANNING & ZONING

October 11, 1979

Mr. William J. Franklin, Jr.
R.F.D. 3, Box 283
Reisterstown, Maryland 21136

RE: Petition for Special Exception
S/S of Cockeys Mill Road, 3150' W
of Reisterstown Road - 4th Election
District
William J. Franklin, Jr. -
Petitioner
NO. 80-86-X (Item No. 18)

Dear Mr. Franklin:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH:arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

C. A. Myers

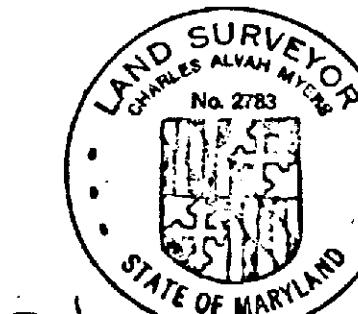
5732 EMORY ROAD, UPPERCO, MD., 21155 • PHONE 429-5079

Sub Registered Surveyor No. 2783

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING at a point in the center of Cockeys Mill Road 3150 feet measured Westerly from the center of Reisterstown Road, thence running in that road, South 87 degrees 40 minutes 10 seconds East 134.50 feet to the Baltimore County Metropolitan Line, thence East 134.50 feet to the Baltimore County Metropolitan Line, thence binding on that line, South 00 degrees 20 minutes 31 seconds East 666.43 feet, thence South 85 degrees 32 minutes 41 seconds West 145.00 feet and North 00 degrees 01 minute 08 seconds East 683.18 feet to the place of beginning, containing two acres and one hundred sixty-one thousandths of an acre (2.161) of land more or less.

AS prepared February 13, 1979.



C.A. Myers
C. A. Myers, Surveyor

JAN 30 1980

Pursuant to the advertisement, posting of property, and public hearing on the above Petition, and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception to locate a trailer outside of the Baltimore County Metropolitan District, as presently existing on a parcel of land consisting of 2.161 acres of land, more or less, for the expressed purpose of a dwelling for the Petitioner's mother-in-law, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of October, 1979, that the herein Petition for Special Exception to locate a trailer outside of the Baltimore County Metropolitan District, as presently existing on a parcel of land consisting of 2.161 acres of land, more or less, for the expressed purpose of a dwelling for the Petitioner's mother-in-law, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. William J. Franklin, Jr.
R. F. D. 3, Box 283
Reisterstown, Maryland 21156

cc: Mr. C. A. Myers
5732 Emory Road
Upperco, Maryland 21155

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of August, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner William J. Franklin, Jr.

Petitioner's Attorney

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAFF
DIRECTOR

September 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #18, Zoning Advisory Committee Meeting, July 24, 1979, are as follows:

Property Owner: William J. Franklin, Jr.
Location: S/S Cockey's Mill Road 3150' W. of Reisterstown Road
Existing Zoning: RC-3
Proposed Zoning: Special Exception for a trailer
Acres: 7.420 acres
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The property will be affected by the proposed Northwest Expressway.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 14, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas E. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. William J. Franklin, Jr.
R. F. D. 3, Box 283
Reisterstown, Maryland 21156

RE: Item No. 18
Petitioner - William J. Franklin, Jr.
Special Exception Petition

Dear Mr. Franklin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the south side of Cockey's Mill Road approximately 3100 feet west of Reisterstown Road in the 4th Election District, the subject of this petition is a 2.161 acre parcel of land which is outside the Metropolitan District and is part of a larger tract of land consisting of 7.42 acres. The entire tract is presently improved with a dwelling, a garage, a number of farm buildings, and an existing trailer, which is the subject of this petition.

In accordance with Section 415.1d of the Baltimore County Zoning Regulations, a trailer is allowed by a Special Exception on a tract of land from one to twenty-five acres, outside the Metropolitan District. It is my understanding that the trailer has been existing on this property for a number of years. In view of the fact that enough land was leased from the Baltimore Gas and Electric Company in order to have a minimum tract of twenty-five acres, a Special Exception was not required (Section 415.1c). However, as a result of your decision to terminate the lease, this Special Exception is now required in order to allow the trailer to remain.

Item No. 18
Page 2
September 14, 1979

Particular attention should be afforded to the comments of the State Highway Administration concerning the proposed Northwest Expressway, which will affect this property. I personally, spoke with Mr. Meyers and he indicated that the retention of the trailer should cause no particular problem at this time.

Enclosed are all comments submitted from the Committee to this office. The remaining memos felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas E. Commodari
NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Mr. C. A. Myers
5732 Emory Road
Upperco, Maryland 21155



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
(410) 326-2000

THORNTON M. MOURING
DIRECTOR

September 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #18 (1979-1980)
Property Owner: William J. Franklin, Jr.
S/S Cockey's Mill Rd. 3150' W. of Reisterstown Rd.
Existing Zoning: RC-3
Proposed Zoning: Special Exception for a Trailer
Acres: 7.420 acres District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project PIP 79-25K, and as stated therein, this property, referred to as Franklin Woods, was the subject of comments by the Joint Subdivision Planning Committee, August 7, 1969.

Highways:

Cockey's Mill Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Further, in connection with the proposed Northwest Expressway, a State Highway Administration project, which will traverse this property in a north-south alignment, Cockey's Mill Road will require a grade separation structure with considerable fill-slope area.

Highway right-of-way widening, including reversible easements for slopes will be required in connection with any grading or building permit application. For further information as to the proposed Northwest Expressway and Cockey's Mill Road grade separation right-of-way requirements, the Petitioner is referred to the Maryland State Highway Administration.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #18 (1979-1980)
Property Owner: William J. Franklin, Jr.
Page 2
September 12, 1979

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main in Cockey's Mill Road, approximately 500 feet easterly of this site. The Baltimore County Metropolitan District Line traverses this property, approximately as indicated. Public sanitary sewerage is not available to serve this property, which is utilizing a private onsite sewage disposal system.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
J. Somers
D. Grise
J. Meyers

X-SE Key Sheet
61 NW 42 Pos. Sheet
NE 16 K Topo
48 Tax Map

JAN 30 1980



James J. O'Donnell
Secretary
M. S. Calver, Jr.
Asst. State

September 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, July 24, 1979
ITEM 18.
Property Owner: William J. Franklin, Jr.
Location: S/S Cockeys Mill Road, 3150' W. of Reisterstown Road
Existing Zoning: R.C. 3
Proposed Zoning: Special Exception for a Trailer
Acres: 7.420 Acres
District: 4th
File: Northwest Expressway-Zoning

Dear Mr. Hammond:

The property will be affected (in all probability, in its entirety) by the proposed Northwest Expressway. Construction funds are programmed for 1984. It is anticipated that construction will commence during this period.

The retention of the trailer should cause no particular problem.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrđ

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: July 24, 1979

RE: Item No: 13, 14, 15, 16, 17, 18, 19, 20
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

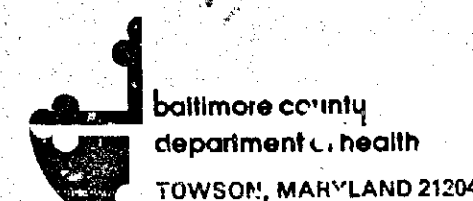
NNP/Up

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTHAIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUFFEL, SUPERINTENDENT



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 12, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #18, Zoning Advisory Committee meeting of July 24, 1979, are as follows:

Property Owner: William J. Franklin, Jr.
Location: S/S Cockeys Mill Road, 3150' W. of Reisterstown Road
Existing Zoning: R.C. 3
Proposed Zoning: Special Exception for a Trailer
Acres: 7.420 Acres
District: 4th

The existing trailer and house are served by a water well and separate sewage disposal systems, all of which appear to be functioning properly. No health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JHE/eth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of July 24, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

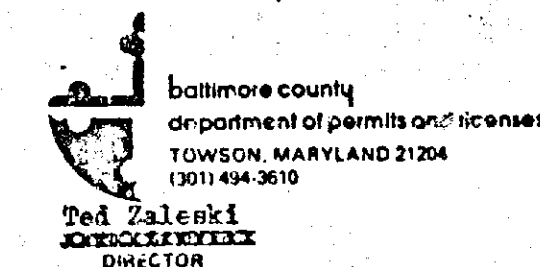
ITEM # 13 Property Owner: Paul R. Scher & Jackie Shuman
Location: S/E corner Ridge Valley Dr. & Falling Brook Ct.
No Comments

ITEM # 15 Property Owner: Charles C. & Linda A. Neal
Location: S/S Anthony Avenue 150' E. of Vincent Avenue
No Comments

ITEM # 17 Property Owner: Kenilwest Limited Partnership
Location: No plats submitted
No Comments

ITEM # 18 Property Owner: William J. Franklin, Jr.
Location: S/S Cockeys Mill Road, 3150' W. of Reisterstown Road
No Comments

ITEM # 19 Property Owner: Stephen Jeffrey Britt
Location: N/W Corner Ridge Avenue & Carroll Avenue
No Comments



August 13, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 18 Zoning Advisory Committee Meeting, July 24, 1979 are as follows:

Property Owner: William J. Franklin, Jr.
Location: S/S Cockeys Mill Road, 3150' W. of Reisterstown Road
Existing Zoning: R.C. 3
Proposed Zoning: Special Exception for a Trailer.
Check with Joe Nolan - Listed on 25 acres

Acres: 7.420 Acres
District: 4th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

B. A building permit shall be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Please consult with Mr. Joseph Nolan on trailer use.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

CERTIFICATE OF PUBLICATION

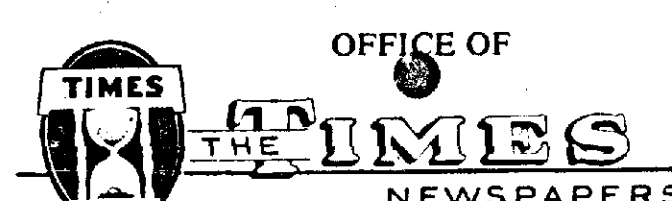
TOWSON, MD. August 30, 1979

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 20th day of September, 1979, the first publication appearing on the 30th day of August, 1979.

THE JEFFERSONIAN,

L. Frank Shultz,
Manager.

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 August 30 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPEC. EXCEPT. William J. Franklin, was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Towson Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 31st day of August, 1979, that is to say, the same was inserted in the issues of August 30, 1979.

STROMBERG PUBLICATIONS, INC.

BY: Esther Borge

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: SEPT. 1, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: WILLIAM J. FRANKLIN, JR.
Location of property: S/S COCKEYS MILL RD. 3150' W. REISTERSTOWN RD

Location of Signs: S/S COCKEYS MILL RD. 3150' W. OF REISTERSTOWN RD

Remarks: Thomas E. Nolan
Posted by: Thomas E. Nolan Date of return: SEPT. 7, 1979

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 14th day of July, 1979.

Filing Fee \$ 57.00 Received: _____ Check _____ Cash _____ Other _____

William E. Hammond, Zoning Commissioner

Petitioner: William J. Franklin, Jr. Submitted by: _____
Petitioner's Attorney: _____ Reviewed by: _____

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: C.H.										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83185

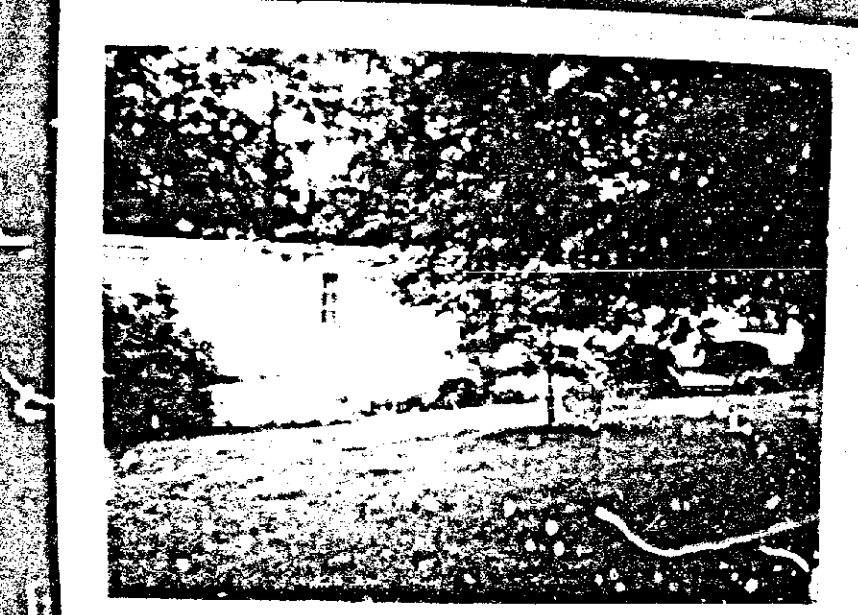
DATE: September 14, 1979 ACCOUNT: 01-662

AMOUNT: \$10.12

RECEIVED: William J. Franklin, Jr.
FROM: _____
FOR: Advertising and Posting for Case No. 80-86-X

23328.14 4042.00

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83131

DATE: August 21, 1979 ACCOUNT: 01-662

AMOUNT: \$50.00

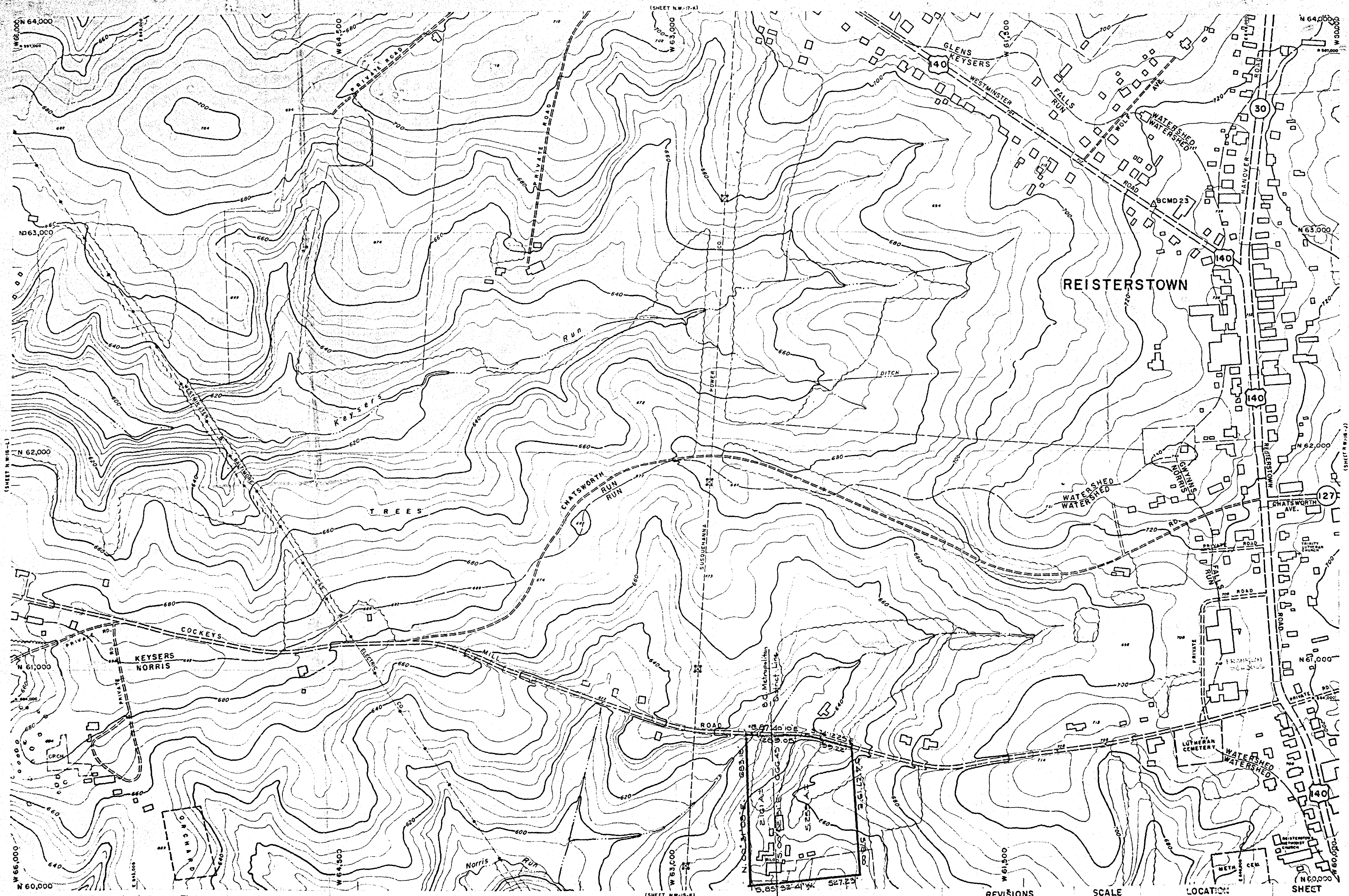
RECEIVED: C.A. Myers
FROM: _____
FOR: Filing Fee for Case No. 80-86-X

2572.23 50.00

VALIDATION OR SIGNATURE OF CASHIER



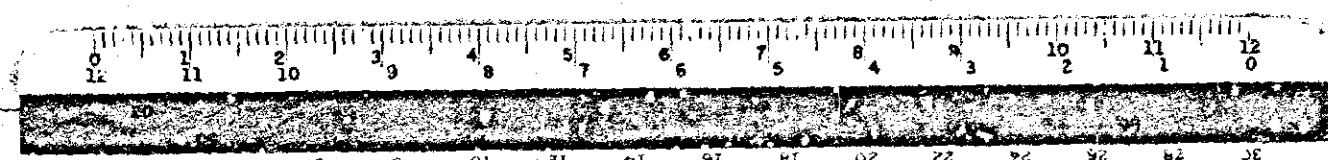
JAN 30 1980



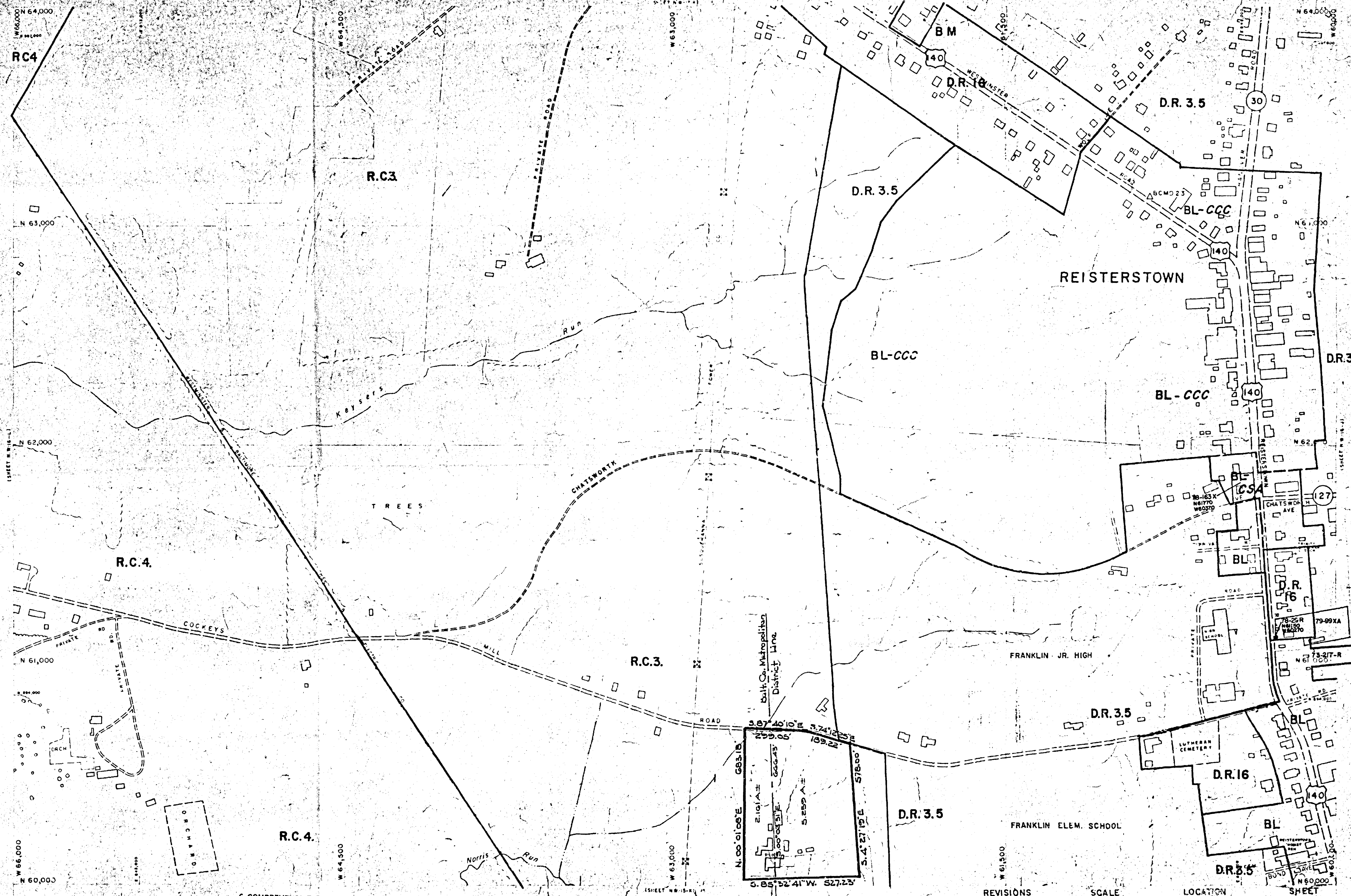
X-SE
Y-NE

Nearest Arterial Intersection
Rt. #30 and Butler Road

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
RY	DATE	1" = 200'		
		DATE OF PHOTOGRAPHY APRIL 1953	REISTERSTOWN	N.W. 16-K
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



X - SE
Y - NE
Nearest Arterial Intersection
Rt. 30 and Butler Road

6 COMPREHENSIVE ZONING MAP
PTED BY THE
BALTIMORE COUNTY COUNCIL
T. 7, 1976 & OCT. 8, 1976
L NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76
CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA

LOCATION
REISTERSTOWN
SHEET
N.W. 16-K (2)